

**TOWN OF GRANBY  
INLAND WETLAND AND WATERCOURSES COMMISSION  
MEETING MINUTES  
AUGUST 12, 2015**

**PRESENT:** Chairman David Tolli, Wayne Cahoon, John Laudati, Aurelle Locke, and Richard Van Nostrand

**OTHERS PRESENT:** Francis Armentano, Director of Community Development

The meeting of the Inland Wetland and Watercourses Commission was called to order by Chairman David Tolli at 7:00 p.m.

**MINUTES**

The Commission reviewed the meeting minutes of July 8, 2015. Chairman Tolli noted two typo corrections in the minutes. First correction is on page one, third paragraph, change the word "Mr." to "Ms." The second correction is on page two, third paragraph, change the word "11" to "111".

ON A MOTION by Aurelle Locke, seconded by Wayne Cahoon, the Commission voted 5-0-0 to approve the meeting minutes of July 8, 2015 as amended.

**PERMIT APPLICATIONS**

**A. 111 East Street – residential pond cleanup**

The Commission reviewed the application file. The file contains various maps, review comments from the Wetlands Agent, Kate Bednaz, a memo from Fran Armentano, a work detail and sequence as outlined in a proposal for the project by Ground Works Unlimited LLC, and other items. Mr. Armentano discussed the file materials with the Commission. He noted that he has discussed this proposal with the town engineer and the wetlands agent. They have worked with the applicant on this proposal and the final product includes many of their recommendations. Staff is comfortable with this proposal and feels it can be approved as proposed with conditions. Mr. Armentano outlined the conditions, which were based on the wetland agent's and town engineer's comments. These were outlined in his memo, identified as Exhibit 1.

Applicant Tim McNeill commented regarding the meetings and work done in preparing this permit application. He indicated his agreement includes option #2, as outlined in the application maps, and as recommended by the wetlands agent. This matter refers to the preservation of the old stone wall located along the stream and the construction of a new wall.

Mr. Cahoon asked whether there are any remaining concerns with the application and Mr. Armentano replied that to his knowledge all concerns have been addressed. Mr. Van Nostrand asked about the stream leading into and out of the pond. The water flows into the subject pond from the north, entering the applicant's property just after flowing through a culvert located under East Street. The stream leaves the pond and flows south to a pond located on the town's East Street property. It eventually feeds into the East Branch of the Salmon Brook.

Applicant Brenda McNeill commented there was a lot of collaboration in putting this application together and the end result would be their property being beautified and the pond and stream being more viable.

The Commission reviewed Exhibit 1 (memo from Fran Armentano) and Exhibit 2 (work details and sequence as outlined in a proposal from Ground Works Unlimited LLC to Tim McNeil dated 8/11/2015, pages 1-3). The Commission made minor modifications to Exhibit 1, deleting the words "Chairman of the" that was in front of the words "IWWC". The revised sentence is below under Conditions of Approval, #5, last sentence. The Commission agreed that the items addressed should be part of any approval of this application.

ON A MOTION by Wayne Cahoon, seconded by Aurelle Locke, the Commission approved (5-0-0) the application and permitted the work to proceed in accordance with the application dated July 8, 2015, as referenced below and with the conditions noted.

- Map - Demolition Plan dated April 5, 2015, with option #2 stone wall to remain.
- Map - New Work Plan dated April 5, 2015
- Map - Excavation Material Relocation Plan, dated April 5, 2015
- Map - Dam details dated April 5, 2015
- Proposed work details and sequence as outlined in a Proposal to Tim McNeil dated 8/11/2015, pages 1-3, entitled "Exhibit 2".

**Conditions of Approval:**

1. The Office of Community Development shall be notified at least 48 hours prior to the start of construction.
2. All construction activities shall be coordinated through the Office of Community Development.
3. Construction activity at the outlet of the existing culvert at East Street shall be coordinated with the town DPW, through contact with the Office of Community Development.
4. All pipe outlets and the area downstream of the keyway are to be stabilized.
5. Water levels and hydrology will be maintained at the current elevation. This is important in ensuring that up and downstream hydrology from the pond will not be altered. If modifications are proposed, calculations will need to be submitted to the Office of Community Development which demonstrates that there will be no impacts to up and downstream resource areas. Only the IWWC can approve a modification.
6. To maintain wetland resource area functions and values associated with the project area, native vegetation along the stream channel shall be preserved to the maximum extent practicable, with a goal of maintaining a minimum undisturbed 50 foot vegetative buffer along wetland resource areas. Larger buffers may be required by the wetland agent during construction.
7. If additional stone is to be brought in from off-site, it shall be light in color to reduce thermal modifications to the wetland resource area. The Office of Community Development shall be notified prior to the delivery of off-site stone.
8. Excavated materials may not be brought off-site without approval of the Office of Community Development.

9. The existing stone wall shall be maintained as it creates the bank of the watercourse and provides a greater buffer to the watercourse and wetlands. Maintaining the wall in its current location reduces the project impacts and maintains existing soil stability.

A permit for this work will be issued and mailed out to the applicant.

B. Rushford Meade – drainage improvements

This item was moved to New Application.

**AGENT REPORT**

The Commission received two Agent Reports dated August 7 and August 11, 2015, which were used throughout the meeting. Towards the end of the meeting, John Laudati asked to go back to the Agent Report to discuss the other matters that were not mentioned this evening.

15 Allen Road – The application work has been completed, however the Commission approval permits additional work at this location as outlined within the application. The wetland agent is to be notified of any future activity prior to its commencement.

218 West Granby Road – Inspection of the property was completed by the Wetland Agent with the applicant, Mr. Arkadiy Zhovkliy. Ms. Bednaz is coordinating with Mr. Askew to determine compliance with the Violation Resolution Agreement (VRA). It is recommended that the resolution requirements of the VRA be extended until 10/31/2015 to provide an appropriate amount of time for planting installation and coordination with Mr. Askew regarding final compliance.

The Commission reviewed the agent report and discussed.

ON A MOTION by Wayne Cahoon, seconded by Robert Van Nostrand, the Commission approved (5-0-0) to extend the resolution requirements of the VRA until 10/31/2015 to coordinate with homeowners to complete the work.

The Commission requested Kate Bednaz to provide a report on the progress being made at 218 West Granby Road prior to any future extension deadline date request.

**NEW APPLICATION**

46 Barkhamsted Road – Stabilize bank

The Commission discussed, but did not receive this application. It is understood that a structural engineer will be reviewing the need for home repairs and that such repairs will fall under uses permitted as of right. The matter will be reported to the Commission as activity occurs and if an application becomes necessary, one will be filed with the Commission.

Rushford Meade

The Commission received this application which seeks a permit for drainage improvement/repair for property located at 38R Hartford Avenue and known as the Rushford Meade Condominiums.

The Commission read the report from Kate Bednaz. Mr. Armentano noted that he and the town engineer also reviewed the site and that repair work is necessary to address a significant erosion issue. Ms. Bednaz made seven suggestions to the applicant regarding the proposed work and the applicant will be able to respond to these suggestions most likely at the next meeting.

ON A MOTION by Robert Van Nostrand, seconded by Wayne Cahoon, the Commission voted (5-0-0) to schedule a public hearing on this application as there may be significant impact on wetlands. The public hearing will be held on September 9, 2015.

**ANY OTHER PROPER BUSINESS**

Chairman Tolli reported he is still in the process of investigating Mr. Regan's request regarding pesticide application at Salmon Brook Park. Mr. Armentano commented that it was his understanding that the herbicide applications were done at Salmon Brook Park by a license contractor.

Commission members were interested in visiting the Rushford Meade site in preparation of the September meeting.

The next monthly meeting is September 9, 2015 at 7:00 p.m. in the Town Hall meeting room.

ON A MOTION, made by Wayne Cahoon, seconded by Chairman David Tolli, the Commission voted (5-0-0) unanimously to adjourn the meeting at 8:00 p.m.

Respectfully submitted,

Patricia I. Chieski  
Recording Secretary